CHAPTER 2 Summary

2.1 PURPOSE OF THE SUMMARY

This section summarizes the characteristics of the proposed Beach and Warner Mixed-Use project (proposed project), the environmental impacts, mitigation measures, and residual impacts with the proposed project.

2.2 INTRODUCTION

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be reduced to less than significant levels, through the imposition of mitigation measures (MMs), or through the implementation of alternatives to the project.

2.3 SUMMARY OF PROPOSED PROJECT

The project includes the construction of two new retail buildings at the corner of Warner Avenue and Beach Boulevard, new mixed-use buildings along both Warner and Beach Boulevards, and two new parking structures. Under the proposed project, the existing fifteen-story 196,000-square-foot (sf) office building; the 18,531 sf retail/restaurant building along Warner Avenue; the 7,205 sf restaurant on Beach Boulevard; and the six-story, 863 stall parking structure located on the northeast corner of Sycamore Avenue and Ash Street would remain. All other existing buildings on the project site would be demolished and replaced with new development.

The proposed mixed-use building along Beach Boulevard (Beach Mixed-Use building) would be bound by Beach Boulevard to the east, Cypress Avenue to the south, Elm Street to the west, and the internal roadway to the north. The Beach Mixed-Use building would include a total of 247,421 sf of building area, including 15,600 sf of retail uses, 5,000 sf of restaurant uses, and 202 residential units (totaling approximately 221,420 sf), as well as 5,400 sf of residential common area. Parking for all uses would be provided in an internal three-level, 481-stall parking structure (one level below grade, one level at grade, one level above grade). The proposed building would surround the parking structure on all four sides. Retail and restaurants uses would front Beach Boulevard, while residential uses would be located along Elm Street and Cypress Avenue. Residential uses also would be located on levels 3 through 6 of the building, above the commercial uses and the parking podium.

The proposed mixed-use building along Warner Avenue (Warner Mixed-Use building) would be bound by Warner Avenue to the north, the internal roadway to the east, the existing six-story parking structure to the south, and Sycamore Avenue to the west. The proposed building would be approximately 89,044 sf, and consist of 3,000 sf of retail uses, 1,000 sf of restaurant uses, 77 residential units (totaling approximately 83,444 sf), and 1,600 sf of residential common area. Parking for these uses would be

contained in a new internal two-level, 55-stall parking structure (one-level below grade, one level above grade), and in the existing parking structure to the south. The proposed building would surround the internal parking structure on the three street-fronting sides. Retail shops and restaurants uses would front both Warner Avenue and the internal roadway. Residential uses would be located at street level along Ash Street and above the retail and parking podium on levels 2 through 6 of the proposed building. Two new 5,500 sf retail buildings fronting the streets would be constructed on the corner of Beach Boulevard and Warner Avenue, flanking the existing fifteen-story office tower. The orientation of the proposed buildings and the existing fifteen-story office tower would activate a public plaza on the corner. Parking would be provided in the proposed and existing parking garages, and by some of the existing surface parking that would remain with implementation of the proposed project. In total, the proposed project would result in the development of 279 dwelling units (304,864 sf), 29,600 sf of retail uses, 6,000 sf of restaurant uses, and 7,000 sf of residential common area. Additionally, the proposed project would include 75,000 sf of open space.

2.4 CLASSIFICATION OF ENVIRONMENTAL IMPACTS AND DISCUSSION OF MITIGATION MEASURES

Potential environmental impacts have been classified in the following categories:

- **Less Than Significant (LTS)**—Results in no substantial adverse change to existing environmental conditions
- **Potentially Significant (PS)**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less than significant levels by implementation of feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable (SU)**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures or by the selection of an environmentally superior project alternative

Cumulative impacts are also analyzed in this environmental document. Cumulative impacts refer to two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts.

Where significant impacts are identified, CEQA requires that feasible mitigation measures are discussed to avoid or reduce to the extent feasible, significant effects. As described in Section 15370 of the CEQA Guidelines, there are generally five categories of mitigation measures, which include the following:

- Avoiding the impact altogether by not taking a certain action or parts of an action
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
- Compensating for the impact by replacing or providing substitute resources or environments

In addition to project-specific mitigation measures, the proposed project is required to implement applicable mitigation measures of the BECSP Program EIR intended to mitigate potentially significant impacts associated with future development within the BECSP area.

The City of Huntington Beach imposes standard code requirements (CRs) for the purpose of controlling or reducing potential environmental and/or safety issues associated with a proposed project. These CRs may include, but are not necessarily limited to, development standards, the payment of impact fees, infrastructure improvements, and/or operational requirements. In this EIR, standard CRs that are relevant to the environmental analysis are identified along with the discussion of mitigation measures in each resource-specific discussion provided in Chapter 4 of this document. CRs often have the effect of reducing an environmental impact, and as such, take the place of mitigation measures that would otherwise be required to address impacts. CRs identified in this document are not inclusive of all code requirements that would be imposed on the proposed project; only those CRs relevant to the environmental analysis and identified impact are included.

2.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following significant, unavoidable impacts would result from future developments as permitted under the proposed project. A detailed discussion of these impacts can be found in Section 4.2 (Air Quality) of this document.

- **Air Quality**
  - > **Project Specific and Cumulative**—Construction of the proposed project would generate emissions that exceed the SCAQMD emission thresholds for PM_{10} and $PM_{2.5}$.
  - > **Project Specific and Cumulative**—Construction of the proposed project would expose sensitive receptors to substantial pollutant concentrations.
- **Transportation/Traffic**
  - > **Cumulative**—Operation of the proposed project would cumulatively contribute to an unacceptable Level of Service at two City intersections.
  - > **Cumulative**—Operation of the proposed project would cumulatively contribute to an increase in delay at two Caltrans intersections and would increase traffic to the I-405 northbound loop ramp, which is currently deficient.

2.6 ALTERNATIVES

As required by Section 15126.6(a) of the CEQA Guidelines and recent court cases, an EIR must:

> Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, Section 15126.6(b) Guidelines state:

> The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

Alternatives evaluated in this EIR include the following:

- Alternative 1: No Project/No Build
- Alternative 2: Reduced Site/Project

2.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Pursuant to Section 15123(b)(1) of the CEQA Guidelines, Table 2-1 (Summary of Environmental Effects and Code Requirements/Mitigation Measures) contains a summary of environmental impacts associated with the proposed project, mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following the implementation of mitigation measures.

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Aesthetics			
Impact 4.1-1 Implementation of the proposed project would not have an adverse effect on a scenic vista. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.1-2 Implementation of the proposed project would not degrade the existing visual character or quality of the site and its surroundings. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.1-3 Implementation of the proposed project would introduce new sources of light and glare into the project vicinity. However, these sources would not adversely affect day or nighttime views in the area. This impact is considered *less than significant*.	LTS	**BECSP MM4.1-2** Proposed new structures shall be designed to maximize the use of nonreflective façade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.	LTS
Air Quality			
Impact 4.2-1 Implementation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan. This would be a *less than significant* impact.	LTS	No mitigation is required.	LTS
Impact 4.2-2 Construction activities associated with the proposed project could violate an air quality standard or contribute substantially to an existing or projected air quality violation. This would be a potentially significant impact. Implementation of mitigation measures BECSP MM4.2-1 though BECSP MM4.2-14 would reduce this impact, but not below the SCAQMD thresholds. Therefore, this impact is *significant and unavoidable*.	PS	**BECSP MM4.2-1** Project applicants shall require by contract specifications that all diesel-powered equipment used will be retrofitted with after-treatment products (e.g., engine catalysts). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. **BECSP MM4.2-2** Project applicants shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NO_X diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. **BECSP MM4.2-3** Project applicants shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior	SU

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		to issuance of a grading permit. **BECSP MM4.2-4** Project applicants shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. **BECSP MM4.2-5** As required by South Coast Air Quality Management District Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following: ■ Application of soil stabilizers to inactive construction areas ■ Quick replacement of ground cover in disturbed areas ■ Watering of exposed surfaces three times daily ■ Watering of all unpaved haul roads three times daily ■ Covering all stock piles with tarp ■ Reduction of vehicle speed on unpaved roads ■ Post signs on-site limiting traffic to 15 miles per hour or less ■ Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads ■ Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas ■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip **BECSP MM4.2-6** Project applicants shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **BECSP MM4.2-7** Project applicants shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and,	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		therefore, reduce idling of traffic. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **BECSP MM4.2-8** Project applicants shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to facilitate smooth traffic flow. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **BECSP MM4.2-9** Project applicants shall require by contract specifications that construction activities that would affect traffic flow on the arterial system be scheduled to off-peak hours (10:00 AM to 4:00 PM). Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **BECSP MM4.2-10** Project applicants shall require by contract specifications that dedicated on-site and off-site left-turn lanes on truck hauling routes be utilized for movement of construction trucks and equipment on site and off site to the extent feasible during construction activities. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **BECSP MM4.2-11** Upon issuance of building or grading permits, whichever is issued earlier, notification shall be mailed to owners and occupants of all developed land uses within 300 feet of a project site within the Specific Plan providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager shall be responsible for complying with all project requirements related to PM_{10} generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for the community liaison and construction manager will be located at the construction office, City Hall, the police department, and a sign on site. **BECSP MM4.2-12** Project applicants shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach. **BECSP MM4.2-13** Project applicants shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach. **BECSP MM4.2-14** Project applicants shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.	
Impact 4.2-3 Operation activities associated with the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. This would be a *less than significant* impact.	LTS	No mitigation is required.	LTS
Impact 4.2-4 Construction of the proposed project would expose sensitive receptors to substantial pollutant concentrations. This would be a potentially significant impact. Implementation of mitigation measures Project MM4.2-15 and MM4.2-16 would reduce this impact, but not to a less than significant level. Therefore, this would be a *significant and unavoidable* impact.	PS	**BECSP MM4.2-1 through BECSP MM4.2-11** would also apply. **Project MM4.2-15** Project applicants shall require by contract specifications that all paving be completed as soon as possible to reduce fugitive dust emissions. **Project MM4.2-16** Project applicants shall require by contract specifications that all paving be completed as soon as possible to reduce fugitive dust emissions.	SU
Impact 4.2-5 Operation of the proposed project would increase local traffic volumes above existing conditions, but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.2-6 Construction and operation of the proposed project would not create objectionable odors affecting a substantial number of people. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Biological Resources			
Impact 4.3 Construction of the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on birds protected under the *Migratory Bird Treaty Act*. However, with mitigation measures, this impact is considered *less than significant*.	LTS	**BECSP MM4.3-1** Nesting avian species protected by the MBTA: a. Prior to any construction or vegetation removal between February 15 and August 31, a nesting bird survey shall be conducted by a qualified biologist of all habitats within 250 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 250 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified on site (per established thresholds) a 100-foot no-work buffer shall be maintained between the nest and	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist. b. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.	
Cultural and Paleontological Resources			
Impact 4.4 Construction activities associated with implementation of the proposed project could cause a substantial adverse change to an archeological resource pursuant to Section 15064.5 of the CEQA Guidelines. However, with mitigation, this impact is considered *less than significant*.	LTS	**BECSP MM4.4-2(b)** If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Huntington Beach shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the appropriate Information Center.	LTS
Impact 4.4 Construction activities associated with implementation of the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. However, with mitigation measures, this impact is considered *less than significant*.	LTS	**BECSP MM4.4-3(b)** Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project applicant and shall be conducted as follows: 1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high 2. Assess effects on identified sites 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted 4. Obtain comments from the researchers 5. Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible In considering any suggested mitigation proposed by the consulting paleontologist, the City of Huntington Beach staff shall determine whether avoidance is necessary and feasible in light of	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.	
Geology and Soils			
Impact 4.5 Development of the proposed project could expose people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic groundshaking and/or seismic-related ground failure, including liquefaction. Although seismic groundshaking would occur during major earthquakes, with compliance with applicable State and City regulations and implementation of mitigation measures, this impact is considered *less than significant*.	LTS	**BECSP MM4.5-1** Future development in the Beach Boulevard and Edinger Avenue Corridors Specific Plan area shall prepare a grading plan to contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.	LTS
Impact 4.5 Construction and operation of the proposed project could result in substantial soil erosion, loss of top soil, changes in topography or unstable soil conditions. However, with compliance with slope stability, soil stability, and seismic-resistant design standards for structures proposed for human occupancy required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code and implementation of code requirements and mitigation measures, this impact is considered *less than significant*.	LTS	**BECSP MM4.5-1** would also apply. **BECSP CR4.5-1** A California-licensed Civil Engineer (Geotechnical) shall prepare and submit to the City a detailed soils and geotechnical analysis with the first submittal of a grading plan for future development. This analysis shall include Phase II Environmental soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, and landscaping.	LTS
Impact 4.5 The proposed project would be located on expansive soil. However, with compliance with soil stability standards required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code, and implementation of code requirements and mitigation measures, this impact is considered *less than significant*.	LTS	**BECSP CR4.5-1** and **BECSP MM4.5-1** would also apply.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Hazards and Hazardous Materials			
Impact 4.6 Implementation of the proposed project could create a potential significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. However, with implementation of mitigation, this impact is considered *less than significant*.	LTS	**BECSP MM4.6-1** Prior to the issuance of grading permits on any project site, the site developer(s) shall: ■ Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site. ■ If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project. ■ If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits. ■ Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City. **BECSP MM4.6-2** In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area. **BECSP MM4.6-3** Prior to the issuance of grading permits, future development in the Specific Plan shall comply with HBFD City Specification No. 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the future development project site, the Applicant's grading, building and methane plans shall reference that a subslab methane barrier and vent system will be installed at the project site per City Specification No. 429, prior to plan approval. If required by the HBFD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented. **BECSP MM4.6-4** To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Huntington Beach Police and Fire Departments to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall coordinate with the City of Huntington Beach Police and Fire Departments to designate proper detour routes and signage indicating alternative routes.	
Hydrology and Water Quality			
Impact 4.7 Construction and operation of the proposed project could increase stormwater runoff and alter existing land use such that stormwater pollutant loads or concentrations, including erosion and sediment, are increased. These processes could result in a violation of waste discharge requirements or water quality standards and provide substantial additional sources of polluted runoff. Additionally, increases in stormwater runoff could potentially exceed the capacity of existing or planned stormwater drainage systems, and cause on- or off-site flooding. However, with implementation of mitigation measures, this impact is considered *less than significant*.	LTS	**BECSP MM4.7-1** City of Huntington Beach shall require Applicants for new development and significant redevelopment projects within the Specific Plan area, including the proposed project, to prepare a project Water Quality Management Plan (WQMP) in accordance with the DAMP requirements and measures described below and with all current adopted permits. The WQMP shall be prepared by a Licensed Civil Engineer and submitted for review and acceptance prior to issuance of a Precise Grading or Building permit. BMPs in the WQMP shall be designed in accordance with the Municipal NPDES Permit, Model WQMP, Technical Guidance Documents, DAMP, and City of Huntington Beach LIP. As noted in the Specific Plan, all development projects shall include site design and source control BMPs in the project WQMP. Additionally, new development or significant redevelopment projects and priority projects shall include LID principles to reduce runoff to a level consistent with the maximum extent practicable and treatment control BMPs in the	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		WQMP. If permanent dewatering is required and allowed by the City, the developer shall submit an application to RWQCB and follow the procedures as stated in Order No R8-2009-0003. The Applicant shall include a description of the dewatering technique, discharge location, discharge quantities, chemical characteristics of discharged water, operations and maintenance plan, and WDID number for proof of coverage under the De Minimus Threat General Permit or copy of the individual WDR in the WQMP. Additionally, the WQMP shall incorporate any additional BMPs as required by the City Public Works Department. The WQMP shall include the following additional requirements: <u>Project and Site Characterization Requirements</u> ■ Entitlement Application numbers and site address shall be included on the title sheet of the WQMP ■ In the project description section, explain whether proposed use includes on-site food preparation, eating areas (if not please state), outdoor activities to be expected, vehicle maintenance, service, washing cleaning (if prohibited on site, please state) ■ All potential pollutants of concern for the proposed project land use type as per Table 7.II-1 of the Orange County Model Water Quality Management Plan shall be identified ■ A narrative describing how all potential pollutants of concern will be addressed through the implementation of BMPs and describing how site design BMP concepts will be considered and incorporated into the project design shall be included ■ Existing soil types and estimated percentages of perviousness for existing and proposed conditions shall be identified ■ In Section I of the WQMP, state verbatim the Development Requirements from the Planning Department's letter to the Applicant ■ A site plan showing the location of the selected treatment control BMPs and drainage areas shall be included in the WQMP ■ A Geotechnical Report shall be submitted to address site conditions for determination of infiltration limitations and other pertinent characteristics. <u>Project-Based Treatment Control BMPs</u> ■ Infiltration-type BMPs shall not be used unless the Geotechnical Report states otherwise. Depth to seasonal high groundwater is determined to provide at least a 10-foot clearance between the bottom of the BMP and top of the water table. ■ Wet swales and grassed channels shall not be used because of the slow infiltration rates of project site soils, the potentially shallow depth to groundwater, and water conservation	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		needs ■ If proprietary Structural Treatment Control devices are used, they shall be sited and designed in compliance with the manufacturers design criteria ■ Surface exposed treatment control BMPs shall be selected such that standing water drains or evaporates within 24 hours or as required by the County's vector control ■ Excess stormwater runoff shall bypass the treatment control BMPs unless they are designed to handle the flow rate or volume from a 100-year storm event without reducing effectiveness. Effectiveness of any treatment control BMP for removing the pollutants of concern shall be documented via analytical models or existing studies on effectiveness. ■ The project WQMP shall incorporate water efficient landscaping using drought tolerant, native plants in accordance with Landscape and Irrigation Plans as set forth by the Applicant (see below) ■ Pet waste stations (stations that provide waste pick-up bags and a convenient disposal container protected from precipitation) shall be provided and maintained ■ Building materials shall minimize exposure of bare metals to stormwater. Copper or Zinc roofing materials, including downspouts, shall be prohibited. Bare metal surfaces shall be painted with non-lead-containing paint The following BMPs shall not be used because they have not been shown to be effective in many situations. Therefore, unless sufficient objective studies and review are available and supplied with the WQMP to correctly size devices and to document expected pollutant removal rates the WQMP shall not include: ■ Hydrodynamic separator type devices as a BMP for removing any pollutant except trash and gross particulates ■ Oil and Grit separators Any Applicant proposing development in the Specific Plan Area is encouraged to consider the following BMPs: ■ Sand filters or other filters (including media filters) for rooftop runoff ■ Dry swales. A dry swale treatment system could be used if sufficient area, slope gradient, and length of swale could be incorporated into the project design. Dry swales could remove substantial amounts of nutrients, suspended solids, metals, and petroleum hydrocarbons ■ Other proprietary treatment devices (if supporting documentation is provided) <u>Nonstructural BMPs</u> The WQMP shall include the following operations and maintenance BMPs under the	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		management of an applicant or property manager, where applicable. The Applicant shall fund and implement an operational and maintenance program that includes the following: ■ The Applicant shall dictate minimum landscape maintenance standards and tree trimming requirements for the total project site. Landscape maintenance shall be performed by a qualified landscape maintenance company or individual in accordance with a Chemical Management Plan detailing chemical application methods, chemical handling procedures, and worker training. Pesticide application shall be performed by a certified applicator. No chemicals shall be stored on-site unless in a covered and contained area and in accordance with an approved Materials Management Plan. Application rates shall not exceed labeled rates for pesticides, and shall not exceed soil test rates for nutrients. Slow release fertilizers shall be used to prevent excessive nutrients in stormwater or irrigation runoff. ■ The Applicant or property manager shall have the power and duty to establish, oversee, guide, and require proper maintenance and tree trimming procedures per the ANSI A-300 Standards as established by the International Society of Arborist. The Applicant or property manager shall require that all trees be trimmed by or under the direct observation/direction of a licensed/certified Arborist for the entire area. The Applicant shall establish minimum standards for maintenance for the total community, and establish enforcement thereof for the total community. The property manager shall rectify problems arising from incorrect tree trimming, chemical applications, and other maintenance within the total community. ■ Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. Automated sprinklers shall be used and be inspected at least quarterly and adjusted yearly to minimize potential excess irrigation flows. Landscape irrigation maintenance shall be performed in accordance with the approved irrigation plans, the City Water Ordinance and per the City Arboricultural and Landscape Standards and Specifications. ■ Proprietary stormwater treatment systems maintenance shall be in accordance with the manufacturer's recommendations. If a nonproprietary treatment system is used, maintenance shall be in accordance with standard practices as identified in the current CASQA (2003) handbooks, operations and maintenance procedures outlined in the approved WQMP, City BMP guidelines, or other City-accepted guidance. ■ Signage, enforcement of pet waste controls, and public education would improve use and compliance, and therefore, effectiveness of the program, and reduce the potential for hazardous materials and other pollution in stormwater runoff. The Applicant shall prepare and install appropriate signage, disseminate information to residents and retail	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		businesses, and include pet waste controls (e.g., requirements for pet waste cleanup, pet activity area restrictions, pet waste disposal restrictions) in the any agreement, tenant lease (regarding rental property) or Conditions, Covenants, and Restrictions (regarding for-sale property). ■ Street sweeping shall be performed at an adequate frequency to prevent build up of pollutants (see http://www.fhwa.dot.gov/environment/ultraurb/uubmp3p7.htm / for street sweeping effectiveness). ■ The Applicant shall develop a maintenance plan for BMPs and facilities identifying responsible parties and maintenance schedules and appropriate BMPs to minimize discharges of contaminants to storm drain systems during maintenance operations. ■ Reporting requirements: the Applicant or property manager shall prepare an annual report and submit the annual report to the City of Huntington Beach documenting the BMPs operations and maintenance conducted that year. The annual report shall also address the potential system deficiencies and corrective actions taken or planned. <u>Site Design BMPs</u> Any Applicant proposing development in the Specific Plan Area is required to incorporate LID principles as defined in the Municipal NPDES Permit and is encouraged to consider the following BMPs, if allowed in accordance with the Geotechnical Report and limitations on infiltration BMPs: ■ Use of porous concrete or asphalt (if acceptable to the Geotechnical Engineer and where infiltration will not adversely affect groundwater) or other pervious pavement for driveways, paths, sidewalks, and courtyards/open space areas, to the maximum extent practicable, would reduce pollutants in stormwater runoff as well as provide some detention within the material void[1] space. If porous paver blocks are used, they shall be adequately maintained to provide continued porosity (effectiveness) ■ Incorporation of rain gardens or cisterns to reuse runoff for landscape irrigation ■ Green roofs to reduce runoff and treat roof pollutants ■ Site design and landscape planning to group water use requirements for efficient irrigation **BECSP MM4.7-2** The City of Huntington Beach shall require that any Applicant prepare a Groundwater Hydrology Study to determine the lateral transmissivity of area soils and a safe pumping yield such that dewatering activities do not interfere with nearby water supplies. The Groundwater Hydrology Study shall make recommendations on whether permanent groundwater dewatering is feasible within the constraints of a safe pumping level. The	

[1] Void space is the empty space between individual particles.

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		Applicant's engineer of record shall incorporate the Hydrology Study designs and recommendations into project plans. If groundwater dewatering is determined allowable by the City, the Applicant shall submit an application to the RWQCB for dewatering purposes, per the De Minimus Permit Number R8-2009-0003. If safe groundwater dewatering is determined to not be feasible, permanent groundwater dewatering shall not be implemented. The City Director of Public Works, OCWD, and other regulatory agencies shall approve or disapprove any permanent groundwater dewatering based on the Groundwater Hydrology Study and qualified Engineers' recommendations. *Mitigation measure BECSP MM4.7-3 has been modified to reflect the existing and proposed site characteristics, as well as the specific hydrologic conditions of the proposed project site and the Huntington Beach Channel.* **BECSP MM4.7-3** The City of Huntington Beach shall require that the Applicant's Licensed Civil Engineer for each site-specific development prepare a Hydrology and Hydraulic Study to identify the effects of potential stormwater runoff from the specific development on the existing storm drain flows for the 10-, 25-, and 100-year design storm events. The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency The Applicant shall design site drainage and document that the proposed development would not increase peak storm event flows over pre-1986 Qs, which must be established by the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the applicant shall be required to attenuate site runoff to an amount not to exceed the 25-year storm as determined using pre-1986 criteria. As an option, the applicant may choose to explore low-flow design alternatives, downstream attenuation or detention, or upgrade the City's stormwater system to accommodate the impacts of the new development, at no cost to the City. The Hydrology and Hydraulic Study shall also incorporate all current adopted Municipal NPDES Permit and City requirements for stormwater flow calculations and retention/detention features in effect at the time of review. **BECSP MM4.7-4** The City of Huntington Beach shall require that adequate capacity in the storm drain system is demonstrated from the specific development site discharge location to the nearest main channel to accommodate discharges from the specific development. If capacity is demonstrated as adequate, no upgrades will be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development Applicant to ensure adequate capacity. Corrective action could include, but is not limited to: ■ Construction of new storm drains, as identified in the MPD or based on the Hydrology and	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD ■ Improvement of existing storm drains, as identified in the MPD or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD ■ In-lieu fees to implement systemwide storm drain infrastructure improvements ■ Other mechanisms as determined by the City Department of Public Works. ■ For nonresidential areas, if redevelopment would result in an impervious fraction of less than 0.9 and does not increase the directly connected impervious area compared to existing conditions, runoff is expected to remain the same or less than as assessed in the MPD and only MPD improvements would be required. Because some storm drain system constraints may be located far downgradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City Department of Public Works shall assess each site development and system characteristics to identify the best method for achieving adequate capacity in the storm drain system. Drainage assessment fees/districts to improve/implement storm drains at downstream locations or where contributing areas are large are enforced through Municipal Code (Section 14.20). The City Department of Public Works shall review the Hydrology and Hydraulic Study and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development Applicant shall incorporate required corrective actions into their project design and/or plan. Prior to receiving a Certificate of Occupancy or final inspection, the City Department of Public Works shall ensure that required corrective action has been implemented.	
Impact 4.7 Implementation of the proposed project could result in substantial groundwater dewatering or deplete groundwater supplies. However, with implementation of code requirements and mitigation measures, this impact is considered *less than significant*.	LTS	**BECSP MM4.7-2** would apply.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Land Use and Planning			
Impact 4.8 The proposed project is consistent with the City's land use policies that generally encourage projects to provide a mix of uses that are compatible and harmonious with surrounding development, and amenities that enhance the image and quality of life and the environment. The proposed project is also consistent with General Plan policies that are designed to address the image of the community, promote compatibility between land uses, and support the City's image as a regional activity center that would provide the community and region with economic and service benefits. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Noise			
Impact 4.9-1 Implementation of the proposed project could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. This would be a potentially significant impact. Implementation of mitigation would reduce this impact to a *less than significant* level.	PS	**BECSP MM4.9-1** Project applicants shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels: ■ Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 300 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period ■ Ensure that construction equipment is properly muffled according to industry standards and be in good working condition ■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible ■ Schedule high-noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption on sensitive uses, Monday through Saturday; schedule pile-driving activities between the hours of 8:00 AM and 4:00 PM on Mondays through Fridays only ■ Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources ■ Use electric air compressors and similar power tools rather than diesel equipment, where feasible ■ Construction-related equipment, including heavy-duty equipment, motor vehicles, and	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		portable equipment, shall be turned off when not in use for more than 10 minutes ■ Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent; if the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. **BECSP MM4.9-2** Project applicants shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. **BECSP MM4.9-3** Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. **BECSP MM4.9-4** Project applicants shall provide proper shielding for all new HVAC systems used by the proposed residential and mixed-use buildings to achieve a noise attenuation of 15 dBA at 50 feet from the equipment. **BECSP MM4.9-5** Prior to issuance of building permits, project applicants shall submit an acoustical study for each development, prepared by a certified acoustical engineer. Should the results of the acoustical study indicate that that exterior (e.g., patios and balconies) and interior noise levels would exceed the standards set forth in the City of Huntington Beach Municipal Code Sections 8.40.050 through 8.40.070, the project applicant shall include design measures that may include acoustical paneling or walls to ensure that noise levels do not exceed City standards. Final project design shall incorporate special design measures in the construction of the residential units, if necessary.	
Impact 4.9-2 Implementation of the proposed project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. This would be a *less than significant* impact.	LTS	**BECSP MM4.9-1 through BECSP MM4.9-3** would also apply.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.9-3 Implementation of the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. This would be a *less than significant* impact.	LTS	No mitigation is required.	LTS
Impact 4.9-4 Increased human activity associated with the operation of the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. This would be a *less than significant* impact.	LTS	**BECSP MM4.9-4** would also apply.	LTS
Impact 4.9-5 Implementation of the proposed project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. This would be a *less than significant* impact.	LTS	**BECSP MM4.9-1 through BECSP MM4.9-3** would also apply.	LTS
Impact 4.9-6 Implementation of the proposed project would not expose people residing or working in the project area to excessive noise levels from airports or air activity. This would be a *less than significant* impact.	LTS	No mitigation is required.	LTS
Population and Housing			
Impact 4.10 Implementation of the proposed project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.10 Implementation of the proposed project would accommodate projected future housing, but would not induce substantial population growth beyond that already forecasted in the General Plan or by SCAG. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Public Services			
Impact 4.11-1 Implementation of the proposed project could increase the demand for fire protection services, but would not require the construction of new or physically altered facilities to accommodate the increased demand and maintain acceptable fire flows and the impact would be *less than significant*.	LTS	**BECSP MM4.11-1** Subject to the City's annual budgetary process, which considers available funding and the staffing levels needed to provide acceptable response time for fire and police services, the City shall provide sufficient funding to maintain the City's standard, average level of service through the use of General Fund monies.	LTS
Impact 4.11-2 Implementation of the proposed project would not result in the need for new or physically altered police facilities in order to maintain acceptable service ratios and the impact would be *less than significant.*	LTS	**BECSP MM4.11-1** would also apply.	LTS
Impact 4.11-3 Implementation of the proposed project would not require new or physically altered facilities to accommodate additional students and would be *less than significant*.	LTS	**BECSP CR4.11-1** The project Applicant shall pay all applicable development impact fees in effect at the time of building permit issuance to the Ocean View School District to cover additional school services required by the new development. These fees are currently $1.37 per square foot (sf) of accessible interior space for any new residential unit and $0.22 per sf of covered floor space for new commercial/retail development. **BECSP CR4.11-2** The Applicant shall pay all applicable development impact fees in effect at the time of building permit issuance to the Huntington Beach Union High School District to cover additional school services required by the new development. These fees are currently $2.97 per square foot (sf) of accessible interior space for any new residential unit and $0.47 per sf of covered floor space for new commercial/retail development.	LTS
Impact 4.11-4 Implementation of the proposed project would not result in the need for new or physically altered library facilities in order to maintain acceptable service ratios, and the impact would be *less than significant*.	LTS	**BECSP CR4.11-4** The Applicant of future individual development projects shall pay required library and community enrichment impact fees per Chapter 17.66 of the City's Municipal Code (Library Development Fee), prior to issuance of building permits.	LTS
Recreation			
Impact 4.12-1 Implementation of the proposed project could increase the use of existing neighborhood and regional parks or other recreational facilities. However, substantial physical deterioration of recreational facilities would not occur or be accelerated. This would be a *less than significant* impact.	LTS	**Project CR4.12-1** Prior to the issuance of building permits for proposed project, the Applicant shall demonstrate compliance with Chapter 230.20 of the City of Huntington Beach Zoning and Subdivision Ordinance, through payment of a park fee.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.12-2 Implementation of the proposed project would include recreational facilities the construction of which might have an adverse physical effect on the environment. This would be a potentially significant impact. Implementation of code requirements would reduce this impact to a *less-than significant* level.	PS	**Project CR4.12-1** would also apply.	LTS
Transportation/Traffic			
Impact 4.13-1 Under Year 2030 conditions, implementation of the proposed project could conflict with the City's acceptable LOS of service standard of D or better identified in Policy CE 2.1.1 of the General Plan for the performance of the project area roadway system. However, with the incorporation of BECSP mitigation, this would be a *less than significant* impact.	PS	**BECSP MM4.13-1** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate westbound right-turn lane to the intersection of Beach Boulevard at Warner Avenue. Implementation of this improvement would require Caltrans approval. **BECSP MM4.13-2** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of dual northbound and southbound left-turn lanes to the intersection of Beach Boulevard at Garfield Avenue. Implementation of this improvement would require Caltrans approval. **BECSP MM4.13-3** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth northbound through lane to the intersection of Brookhurst Street at Adams Avenue. **BECSP MM4.13-4** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate northbound right-turn lane to the intersection of Brookhurst Street at Adams Avenue. **BECSP MM4.13-5** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth southbound through lane to the intersection of Brookhurst Street at Adams Avenue. **BECSP MM4.13-6** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth eastbound through lane to the intersection of Brookhurst Street at Adams Avenue. **BECSP MM4.13-7** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth westbound through lane to the intersection of Brookhurst Street at Adams Avenue. **BECSP MM4.13-8** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution to allow a right-turn overlap for a westbound right turn at the intersection of Brookhurst Street at Adams Avenue. **BECSP MM4.13-9** For future projects that occur within the Specific Plan area, the project	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		applicant(s) shall make a fair share contribution to allow a right-turn overlap for a northbound right turn at the intersection of Brookhurst Street at Adams Avenue. **BECSP MM4.13-10** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth northbound through lane to the intersection of Beach Boulevard at Edinger Avenue. Implementation of this improvement would require Caltrans approval. **BECSP MM4.13-11** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a third westbound through lane to the intersection of Beach Boulevard at Edinger Avenue. Implementation of this improvement would require Caltrans approval. **BECSP MM4.13-12** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the conversion of a separate westbound right-turn lane to a de facto right-turn lane at the intersection of Newland Street at Warner Avenue. **BECSP MM4.13-13** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a third westbound through lane to the intersection of Newland Street at Warner Avenue. **BECSP MM4.13-14** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate southbound right-turn lane to the intersection of Beach Boulevard at Bolsa Avenue. Implementation of this improvement would require Caltrans approval.	
Impact 4.13-2 Construction of the proposed project would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system. This impact is considered *less than significant*.	LTS	**BECSP MM4.2-8**, **BECSP MM4.2-9**, and **BECSP MM4.2-10** as included in Section 4.2 [Air Quality]) would also apply.	LTS
Impact 4.13-3 Implementation of the proposed project would not conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. This would be a *less than significant* impact.	LTS	No mitigation is required.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.13-4 Implementation of the proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) with the implementation of code requirements. This would be a *less than significant* impact	LTS	No mitigation is required.	LTS
Impact 4.13-5 Implementation of the proposed project would not result in inadequate emergency access. This would be a *less than significant* impact.	LTS	No mitigation is required.	LTS
Impact 4.13-6 Implementation of the proposed project would not result in inadequate parking capacity. This would be a *less than significant* impact.	LTS	No mitigation is required.	LTS
Impact 4.13-7 Implementation of the proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). This would be a *less than significant* impact.	LTS	No mitigation is required.	LTS
Utilities and Service Systems			
Impact 4.14-1 Implementation of the proposed project could require new water connections or expanded water conveyance systems. However, the project would not require or result in the construction of new or expanded water treatment facilities, the construction of which could cause significant environmental effects. This impact is considered *less than significant.*	LTS	**BECSP CR4.14-1** A hydraulic water capacity analysis is required to determine the water improvements necessary to adequately protect the property per the Fire Department requirements. The developer shall be required to upgrade/improve the City's water system to meet the water demands to the property and/or otherwise mitigate the impacts of the project at no cost to the City. The developer shall coordinate this effort with the Public Works and Fire Departments and shall be responsible to pay the City for all related fees required to perform the analysis using the City's hydraulic water model.	LTS
Impact 4.14-2 Implementation of the proposed project would generate an additional demand for water, but would not require water supplies in excess of existing entitlements and resources, or result in the need for new or expanded entitlements. This impact is *less than significant*.	LTS	**BECSP MM4.14-1** The components of future projects in the Specific Plan area shall incorporate the following measures to ensure that conservation and efficient water use practices are implemented per project. Project proponents, as applicable, shall: ■ Require employees to report leaks and water losses immediately and shall provide information and training as required to allow for efficient reporting and follow up ■ Educate employees about the importance and benefits of water conservation ■ Create water conservation suggestion boxes, and place them in prominent areas ■ Install signs in restrooms and cafeterias that encourage water conservation	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		■ Assign an employee to evaluate water conservation opportunities and effectiveness ■ Develop and implement a water management plan for its facilities that includes methods for reducing overall water use ■ Conduct a water use survey to update current water use needs (processes and equipment are constantly upgrading, thus changing the need for water in some areas) ■ Repair leaks; check the water supply system for leaks and turn off unnecessary flows ■ Utilize water-efficient irrigation systems and drought tolerant plant palette and insure that sprinklers are directing water to landscape areas, and not to parking lots, sidewalks or other paved areas ■ Adjust the irrigation schedule for seasonal changes ■ Install low-flow or waterless fixtures in public and employee restrooms ■ Instruct cleaning crews to use water efficiently for mopping ■ Use brooms, squeegees, and wet/dry vacuums to clean surfaces before washing with water; do not use hoses as brooms; sweep or blow paved areas to clean, rather than hosing off (applies outside, not inside) ■ Avoid washing building exteriors or other outside structures ■ Sweep and vacuum parking lots/sidewalks/window surfaces rather than washing with water ■ Switch from "wet" carpet cleaning methods, such as steam, to "dry," powder methods; change window-cleaning schedule from "periodic" to "as required" ■ Set automatic optic sensors on icemakers to minimum fill levels to provide lowest possible daily requirement; ensure units are air-cooled and not water-cooled ■ Control the flow of water to the garbage disposal ■ Install and maintain spray rinsers for pot washing and reduce flow of spray rinsers for prewash ■ Turn off dishwashers when not in use—wash only full loads ■ Scrape rather than rinse dishes before washing ■ Operate steam tables to minimize excess water use ■ Discontinue use of water softening systems where possible ■ Ensure water pressure and flows to dishwashers are set a minimum required setting ■ Install electric eye sensors for conveyer dishwashers ■ Install flushometer (tankless) toilets with water-saving diaphragms and coordinate	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		automatic systems with work hours so that they don't run continuously ■ Use a shut-off nozzle on all hoses that can be adjusted down to a fine spray so that water flows only when needed ■ Install automatic rain shutoff device on sprinkler systems **BECSP CR4.14-2** Prior to the issuance of a building permit for this proposed project, the Applicant shall demonstrate compliance with the City's Water Efficient Landscape ordinance (Municipal Code 14.52) in a manner approved by the City Departments of Planning and Public Works.	
Impact 4.14-3 Implementation of development of the proposed project would not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. This impact would be *less than significant.*	LTS	No mitigation is required.	LTS
Impact 4.14-4 Implementation of the proposed project would require new sewer connections, and could require or result in the construction of new or expanded wastewater conveyance systems. With implementation of code requirements BECSP CR4.14-3 and BECSP CR4.14-4, as well as project code requirement CR4.14-5 this impact would be reduced to a *less than significant* levels.	PS	**BECSP CR4.14-3** Prior to issuance of a Precise Grading or Building Permit, the Applicants shall prepare a sewer analysis and submit it to the Department of Public Works for review and approval. Data from a 14-day or longer flow test shall be included in the analysis. This analysis shall specifically identify constraints and system deficiencies, including requirements for new connections or upgrades to existing stubout connections, associated with development of the proposed project. In addition, OCSD shall confirm that there is capacity in the existing main and trunk sewer lines serving the proposed project. Further, this analysis shall identify whether or not the existing system is deficient in proximity to the proposed project. If the proposed project triggers a deficiency in the overall sewer system, the proposed project will be required to upgrade the system per the recommendations of the BECSP, the Department of Public Works requirements, and the project-specific study. If the sewer study for the proposed project shows no immediate deficiency (i.e., the system has adequate capacity for the proposed project), the applicant may be required to pay a fair share to the party responsible for installation of necessary system upgrades in the future, as it will, at a minimum contribute to the future systemwide deficiency identified in the BECSP EIR. **BECSP CR4.14-4** For each individual project, the OCSD shall confirm that there is capacity in the existing main and trunk sewer lines serving the individual projects that may be developed in accordance with the proposed Specific Plan. **Project CR4.14-5** The project developer(s) shall pay all applicable impact fees for wastewater and other utilities as established by the City of Huntington Beach.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.14-5 Implementation of the proposed project would not increase wastewater generation such that treatment facilities would be inadequate to serve the project's projected demand in addition to the provider's existing commitments. This impact is considered *less than significant.*	LTS	No mitigation is required.	LTS
Impact 4.14-6 Implementation of the proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The proposed project would result in a *less than significant* impact.	LTS	No mitigation is required.	LTS
Impact 4.14-7 Implementation of the proposed project would not require or result in the construction of new energy production or transmission facilities, or expansion of existing facilities, the construction of which could cause a significant environmental impact. This would be a *less than significant* impact.	LTS	No mitigation is required.	LTS
Climate Change			
Impact 4.15 Implementation of the proposed project would contribute to greenhouse gas emissions in the state of California. However, with implementation of mitigation, this impact is considered *less than significant*.	LTS	**BECSP MM4.15-1** The City shall require by contract specifications that all diesel-powered equipment used would be retrofitted with after-treatment products (e.g., engine catalysts and other technologies available at the time construction commences) to the extent that they are readily available and cost effective when construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **BECSP MM4.15-2** The City shall require by contract specifications that alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) would be utilized to the extent feasible at the time construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **BECSP MM4.15-3** The City shall require that developers within the project site use locally available building materials, such as concrete, stucco, and interior finishes, for construction of the project and associated infrastructure. **BECSP MM4.15-4** The City shall require developers within the project site to establish a construction management plan with Rainbow Disposal to divert a target of 50 percent of	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		construction, demolition, and site clearing waste. **BECSP MM4.15-5** The City shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **BECSP MM4.15-6** The City shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than five minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **BECSP MM4.15-7** The City shall require that any new development within the Specific Plan area provide signs within loading dock areas clearly visible to truck drivers. These signs shall state that trucks cannot idle in excess of five minutes per trip. **BECSP MM4.15-8** The City shall require by contract specifications that electrical outlets are included in the building design of future loading docks to allow use by refrigerated delivery trucks. Future project-specific Applicants shall require that all delivery trucks do not idle for more than five minutes. If loading and/or unloading of perishable goods would occur for more than five minutes, and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off. **BECSP MM4.15-9** The City shall require that any new development within the project site provide a bulletin board or kiosk in the lobby of each proposed structure that identifies the locations and schedules of nearby transit opportunities.	

LTS = Less Than Significant PS = Potentially Significant SU = Significant and Unavoidable